

**Section 17.12.010 Zoning District Purpose:**

Consistent with the goals and policies of the Duchesne County General Plan, the zoning districts are formulated to provide and achieve the following purposes:

The **Residential Districts** of Duchesne County (**R-1**, one acre minimum and **R- 1/2**, one half acre minimum) are formulated to provide family housing choices to meet the needs of Duchesne County residents, to offer a balance of housing types and densities, and to preserve and provide safe and convenient places to live. The '**R-1**' district requires a public water source and a Tri-County Health Department waste water system permit, while the '**R-1/2**' district requires both a public water source and a public sewer system to the family dwelling. Proof of a public water connection is all that is required for property to be zoned R-1 and proof of both a public water connection and a public sewer is all that is required to be zoned R-1/2. It is not necessary to rezone property to the higher density zone when the official zoning map shows available public water service. Representative uses include but are not limited to: family dwellings with minor agriculture uses and public facilities necessary to meet the needs of residents.